



Stable Lodge and Cottage
Barholm | Creetown | Newton Stewart | DG8 7EN

STABLE LODGE
AND COTTAGE

KEY FEATURES

- Very attractive 3 bed barn conversion with separate 2 bed detached cottage on same title deed
- Category B Listed and both properties fully renovated throughout
- Charming cottage style gardens
- Ample private parking and detached garage
- Lovely views over Cree Estuary and the Galloway Hills from the rear
- Within easy reach of local amenities and road networks

Originally part of the main 1790s stable block for Barholm Estate, Stable Lodge was converted in 2009 and Stable Cottage in 2010. Both properties offer bright and well-proportioned accommodation with an abundance of character. Of course there is income potential for the cottage, or it could be standalone accommodation for a dependent relative. It is worth noting that the cottage has previously been run as a very successful Airbnb up until 2023. Current owners have used it as an art studio and family space.

The owners have carried out further improvements over the last 2 years including replacement windows and doors (in keeping with the heritage of the building), a partial kitchen remodel, built-in storage, carpeting and two new shower units, and both properties are offered in excellent condition.

The property is accessed via a shared driveway from the main road, that culminates in a private driveway/parking area with detached garage with power, and a paved path that leads down to both the lodge and the cottage. There are charming, perennial gardens to the front and rear.





STABLE LODGE



Accommodation:

This lovely, terraced property is accessed from the front garden, with two external doors available for use. The set of French doors open directly into the stunning dining/family room, which was created from the former carriageway and features large arched and glazed openings to front and rear, with attractive exposed stone walls and a tiled floor. This room leads through to the kitchen, which enjoys a dual aspect and is fitted with an excellent range of Shaker style units with inset Belfast sink, Corian work surfaces, and a handy breakfast bar featuring a butcher block top. There is a double oven, electric range cooker and integrated appliances including a full height fridge, an under counter freezer and a dishwasher.

Adjacent to the kitchen is a useful laundry room, with included washing machine and tumble dryer and storage above, leading through to a ground floor shower room comprising a generous shower cubicle, WC, wash hand basin and tiled floor.

The sitting room is a welcoming and cosy space, featuring a solid oak floor, windows to front and rear and a cast iron wood burning stove with brick surround. A timber staircase rises to the first floor.

The landing gives direct access to all bedrooms and the bathroom and is flooded with natural light from the three heritage style skylight windows. At the far end of the landing are two granite steps leading up to bedroom 3.

All bedrooms are generously proportioned and enjoy views to the rear. One bedroom offers bespoke fitted wardrobes and another is presently used as a home office and features a built-in desk and shelving. All bedrooms feature blackout blinds and new lighting fixtures.

The family bathroom comprises a free standing rolltop bath with handheld shower attachment, and a separate, large shower cubicle, along with a wash hand basin and WC.

It is worth noting that all main rooms in Stable Lodge enjoy an attractive aspect over the rear garden, with far reaching views of the Galloway Hills and estuary from upstairs.















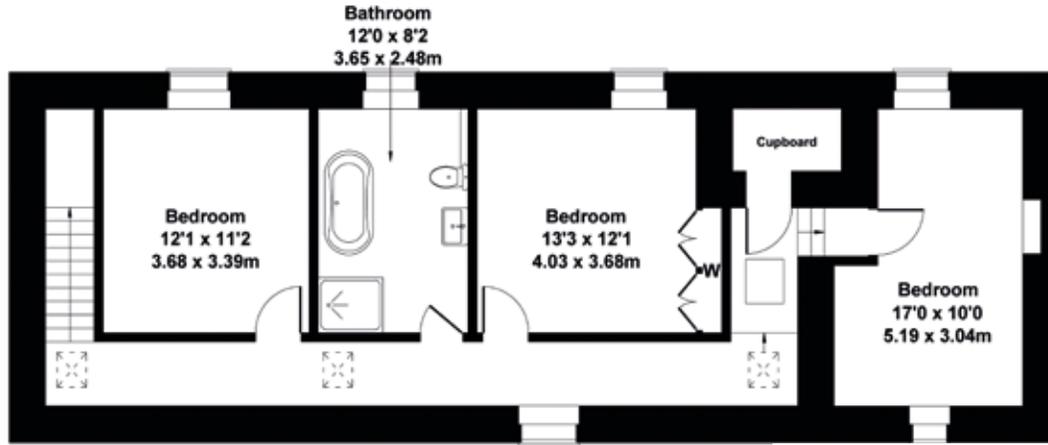




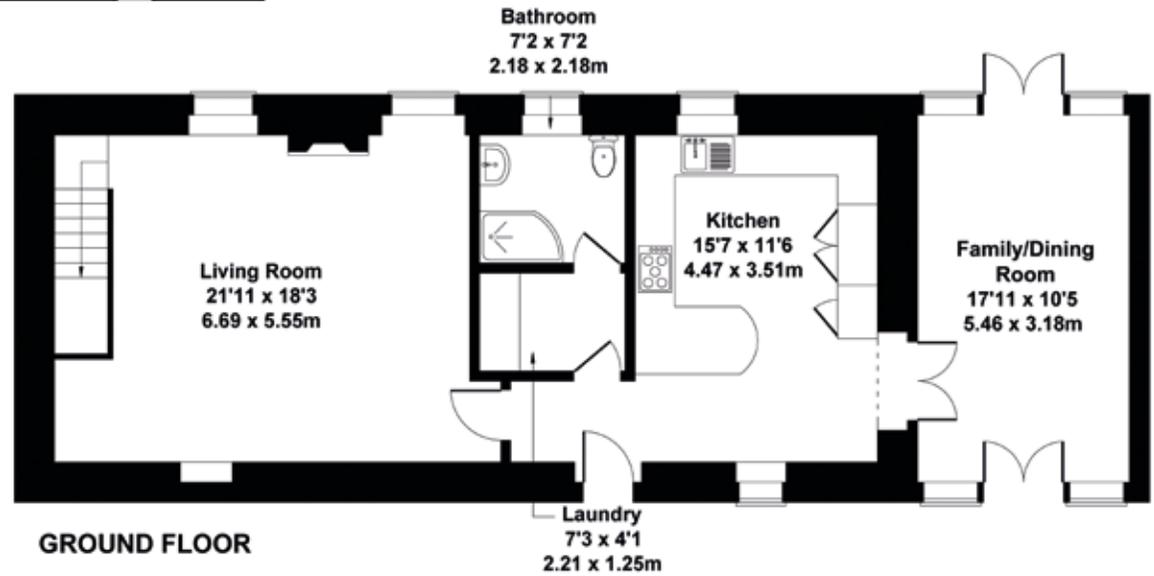


Stable Lodge

Approximate Gross Internal Area
1701 sq ft - 158 sq m



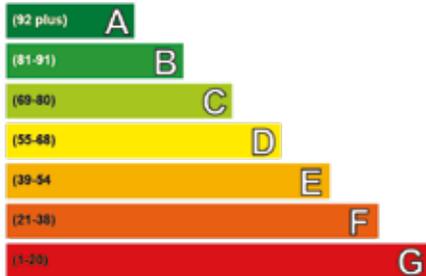
FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
73	87



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



STABLE COTTAGE

Accommodation:

Stable Cottage is a deceptively spacious, traditional stone-built cottage with slate roof.

This charming, detached cottage has been run as a successful Airbnb in the past, commanding weekly rates of between £500 (off peak) and £900 (peak season) per week in 2022. It would equally make the ideal permanent home for a dependent relative.

The property is accessed directly from the front garden, with doors opening into both the kitchen and the sitting room. The kitchen is fitted with a cooker along with a good range of storage units and tiled splashback. There is space for dining furniture.

The sitting room has a door and window to the front, and a staircase leading to the first floor. Directly off the sitting room is a ground floor double bedroom and a separate WC/cloakroom.

Upstairs, there is a spacious landing, a large double bedroom with sloped ceilings and eaves storage, and a generous bathroom, comprising bath with shower over, WC and wash hand basin. There is also a washing machine in this bathroom.

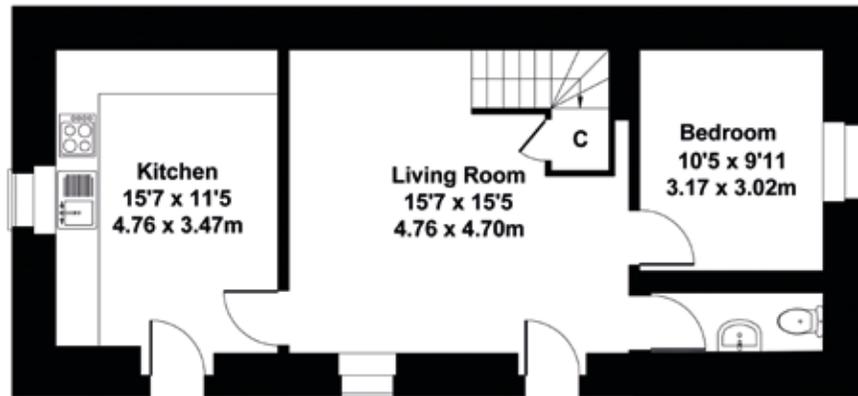
Note that Stable Cottage could be provided as fully furnished with separate negotiation.



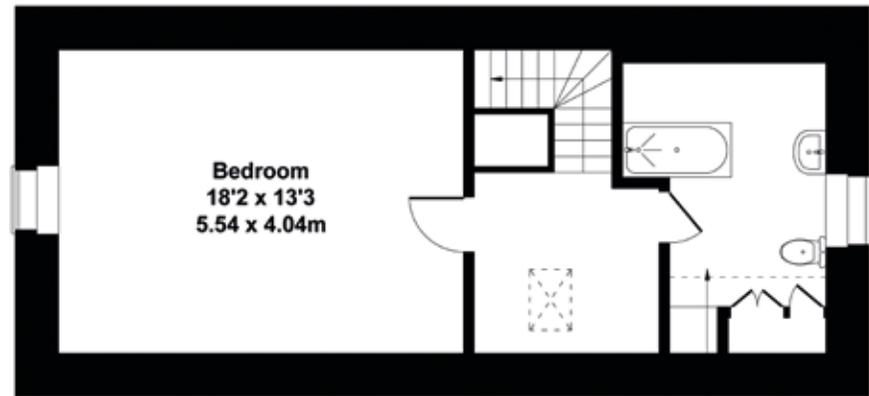


Stable Cottage

Approximate Gross Internal Area
936 sq ft - 87 sq m



COTTAGE GROUND FLOOR



COTTAGE FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.





OUTSIDE

The property is approached via a shared driveway from the main road, which culminates in a generous private parking and turning area by the garage.

The driveway is bordered by mature flowerbeds with three-season flowering, and a paved path leads down to both properties, with an outdoor dining area to the side featuring newly-installed raised beds with lavender and grasses, ideal for al fresco entertaining.

To the rear of Stable Lodge is a charming, fully enclosed garden with a gravelled patio and a decked area. There is a generous lawn and several productive fruit trees (apple and pear). It is a lovely garden with fine views over the neighbouring farmland and is a haven for wildlife and birds. The rear garden is accessed directly via French doors from the family/dining room.

It is worth noting that a small triangle of a grassed area to the south of the plot, adjacent to the parking area and oil tank, may be available to purchase by separate negotiation (currently under separate ownership to a local landowner); please enquire.

LOCAL AREA

Stable Lodge and Cottage are located on the outskirts of the village of Creetown, which offers shops, nursery and primary school, GP, petrol station, museum, playing fields and community woodlands, and is well served by public transport with bus stops located only a short walk away. The A75 is close by, and allows quick access to other nearby towns, such as Gatehouse of Fleet (approx. 12 miles), and Newton Stewart (approx. 6 miles), where there is a wider range of facilities available.

Given the diverse landscape along with the proximity to the coast and local lochs, the area offers unique walks from the doorstep, as well as cycling, sailing, fishing birdwatching, horse riding, and Galloway Forest Park is particularly convenient.





**Services:**

Mains electricity, oil fired central heating and wood burning stove to Stable Lodge. Both properties are double glazed throughout. Private drainage to septic tank (shared with two neighbours). The septic tank was last inspected and emptied in 2026. Broadband to both properties.

Communal charges: £360 per annum is paid to Barholm Residents Association and covers things like pothole repairs and mowing to common areas.

Local Authority: Dumfries & Galloway Council. One council tax for both properties: Band E

EPC: C

Viewings: Strictly by appointment with the sole selling agents, Fine & Country Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to scotland@fineandcountry.com

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Money Laundering Obligations: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of formal acceptance of your offer, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties, like us on facebook.com/fineandcountryscotland and Instagram on @fineandcountryscotland.

Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Scotland on



Fine & Country Scotland
The Bothy, Summerhill House, Summergate, Annan DG12 6SH
01738 354 110 | scotland@fineandcountry.com

